

**CITY OF BELMONT**  
**PLANNING COMMISSION MEETING**  
**SUMMARY MINUTES**

**TUESDAY, MAY 3, 2016 - 7:00 PM**

**1. ROLL CALL**

Commissioners Present: McCune, Mates, Goldfarb, Simpson, Majeski  
Commissioners Absent: MacDonald, Chamberlin

Staff Present: Community Development Director de Melo, City Attorney Rennie,  
Principal Planner DiDonato, Associate Planner Gill, Recording Secretary Turning

**2. COMMUNITY FORUM** – Resident Kathleen Hold, spoke regarding Elmer Street requesting it be removed from the Belmont Village Specific Plan.

**3. COMMISSION ANNOUNCEMENT/AGENDA ANNOUNCEMENT**

City Council Meeting of May 10, 2016

Liaison: Commissioner: MacDonald  
Alternate Liaison: Commissioner Majeski

**4. CONSENT CALENDAR**

**1/19/16 draft minutes were moved to the May 17, 2016 Planning Commission meeting**

**5A. PUBLIC HEARINGS**

**10 Notre Dame Place (Continued from 11/17/15 Planning Commission Meeting)**

To consider a Floor Area Exception and Single Family Design Review to construct a new 4,730 square foot single-family residence for the site (3,500 sq. ft. maximum building size permitted).

(Appl. No. PA2014-0023)

APN: 044-353-020; Zoned: R-1B – Single Family Residential

CEQA Status: Categorically Exempt, Section 15303, Class 3(a)

Applicant: Rockwood Design Associates, Inc.

Owner: Bob Read

Project Planner: Rob Gill, (650) 598-4204, [rgill@belmont.gov](mailto:rgill@belmont.gov)

Chair McCune confirmed that no one on the Commission had ex-parte communications on this project, commissioners had visited the site, no conclusions were made.

Associate Planner Gill summarized the report answering questions of the Commission.

Owner, Bob Read, Landscape Architect, Jane Gomery and Applicant, Adam Rockwood of Rockwood Design answered questions of the commission providing back ground information from the 11/17/15 Planning Commission Meeting.

**Chair McCune Motioned to open the Public Hearing.**

Residents: David Bove, Madeline Perterson and Patricia Fife requested to speak on the project.

**Chair McCune motioned to close the Public Hearing**

**Motion passed by show of hands 5/0**

**Discussion ensued**

**MOTION by: Commissioner Simpson seconded by Commissioner Goldfarb to move the Resolution of the Planning Commission of the City of Belmont Approving a Floor Area Exception and Single Family Design Review at 10 Notre Dame Place (Appl. No. 2014-0023)**

**Ayes: Simpson, Goldfarb, Mates, Majeski, McCune,**

**Noes: None**

**Absent: MacDonald, Chamberlin**

**Motion passed 5/0/2**

Chair McCune noted that this item can be appealed within 10 calendar days.

## **6A . OTHER BUSINESS**

### **Implementation of the Zone Text Amendments**

Single Family Design Review Process Tiered System of Review, Residential Design Guidelines/Criteria, General Regulations and Definitions

Principal Planner DiDonato summarized the Single Family Design Review Tiered System process answering questions of the Commission.

Chief Building Official, Mark Nolfi and Public Works Engineer, Gilbert Yau summarized the Building and Public Works role in the process answering questions of the Commission as well.

This was a discussion item only - No action was taken by the Planning Commission.

**7. ADJOURNMENT:** Meeting Adjourned at 8:46 pm.

Adjournment To: The Regular Planning Commission Meeting to be held on Tuesday, May 17, 2016 - 7:00 PM at Belmont City Hall.

Information on the applications to be considered at this meeting may be obtained from the City of Belmont Planning Division, One Twin Pines Lane, Suite # 110, CA, 94002, 650/595-7417. This meeting will be televised and webstreamed. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact: 650-637-2999. Notification in advance of the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.

